

Kuhio Park Terrace & Kuhio Homes Resident Meeting
March 10, 2009

1. Meeting Facilitator: Jun Yang, FACE
Chuukese and Samoan Interpreters were provided
2. Major William Chur, the new HPD Kalihi Commander introduced himself to the community. HPD is committed to working in partnership with the community.
3. Honolulu Community Action Program (HCAP). Ace Tufu, Program Manager discussed HCAP programs that can help residents:
 - a. Federal Food surplus program – HCAP gives out food supplies every 3 months. Next food distribution this Thursday at Building B.
 - b. LIHEAP – Low Income Energy Assistance Program. Low rise tenant qualify for state funds to credit to your electric bill account. High rise tenants are not paying for their electricity so they do not qualify for LIHEAP.
 - c. HCAP can assist with past due rent
 - d. Job training, or transportation for jobs

HCAP Contact information: Ace Tufu, Program Manager 847-0804
www.hcapweb.org

4. Lawyers for Equal Justice, Victor Geminiani
Has filed a lawsuit in 2 courts, State and Federal court. His goal is to have conditions repaired and provide a voice for residents.
5. Review of Comments/Concerns from 9/16/08 community meeting. The handout reflects the comments and responses from the meeting. The residents were provided the opportunity to ask questions about the handout.
6. Comment: Tenant in building B, 17th floor. People need to put their trash down the trash chutes and not leave it in the hallway. It only creates problems with roaches, rats, etc. She always picks up other people's trash when they just leave it because she is concerned for the tenant who lives near the trash chute. Asking for everyone to do their part to keep the place clean.
7. Building B – People leave their beer bottles in the stairwells
8. Robert Faleafine, KPT Manager reminded the community that the rules (State law) does not allow drinking in common areas, including stairwells, hallways, etc. You must drink inside your unit. It is a violation of the rental agreement.

9. Low Rise Tenant Reported: Street lights are not working well. Sometimes they work. She lives in the low rise. Also, there is no parking on the street and they have more than one car. People are hanging out and drinking and she is concerned about misconduct by youth. She has also seen people get out of their car and just throw the trash out from their car on the ground right on to the street. She is warning people, that if she will get the license plate numbers and report to Management who is littering. She also recommended that parent should supervise their kids if they are sent to throw away the trash.

Asking the tenants to work together to make KPT a clean place to live

10. Robert Faleafine response: The lights on KPT property were recently replaced in October. The lights that are not working are on Linapuni Street and are the responsibility of the City and County. He has contacted the City to replace those lights.

In response to concerns regarding people hanging out, the plan is for the management office to move to the vacant units in the low rise. When that happens, Management's presence will address the loitering.

In response to concerns regarding the lack of adequate parking – there are a lot of people who do not live at KPT who park on-site. If management addressed the issue of non-tenants parking on-site, there would be lots of parking for tenants.

11. B403 resident wants to know when the elevators will be repaired.
12. A Building, 16th floor resident– Security: How often does security patrol – every hour? She is a security guard and is concerned about beer bottles, graffiti. Good security can make the difference. Security and maintenance are the eyes and ears of a property.

In a related concern, one tenant noted that he has called security and gotten no response.

13. Robert Faleafine response – Clarified that there is no security at KPT. Realty Laua has a management assistant program. The management assistants help man the elevators, provide fire walk around 19 acres of property. One management assistant scans each floor. There are not enough bodies to go around. One source of the problem is drinking. Graffiti is also a problem.

Robert asked the community to work together. To be responsible and take pride in where we live. He asked people to take ownership of themselves and their community. He commented that we all have a part to play in this community.

14. 17th floor building A. Asked about #18 on handout regarding stray animals. She has a 3yr old dog which she loves and cares for. Not allowing her to have a pet is

a problem. She cares for her pit, cleans up after him and other people's pet. Takes her pet to work. She asked people to cooperate and register their pets and to take care of their animals.

15. 14th floor resident. #18 on handout. Sees animal poop by the elevator and on the 1st floor. If you own a dog, please clean up your animal's mess.
16. Hot water Building A. One man has to wait for the water to get hot. Usually around midnight he can take a shower. Otherwise he can only shower once a day. Wants to know timeline on the 6 months – when does it start?

Chad Taniguchi response: 6 months started in September 2008. So 6 months is next week. Chad reported that the HPHA is working to have the solar water heating system repaired/replaced within the next 2 weeks. 2 weeks after that if he water is still not sufficient, HPHA will replace the back up boilers.

17. Aunty June. Expressed appreciation for Robert Faleafine and Mr. T (MA supervisor). She was concerned about children out after curfew. She asked parents to take care of their children. She scolds the children out of love for them. The community needs to work together.

She was also concerned about abandoned cars. People may have visitors who need to stay, but the abandoned vehicles can be addressed quickly. There are more than a dozen vehicles on/off property that should be addressed.

18. Resident comment: Problems can be solved by the community. Encourage everyone to get involved in the resident association. His neighbor gets up about 3 or 4 in the morning and lets her pet out to do his business. Her dog runs into his yard. Some owners make it bad for other pet owners. In response to curfew problems, if you know the kids, send them home. We need to be a community that works together. Residents should join the association to address problems as a community.
19. Capital Improvements. Chad Taniguchi gave a brief summary of projects that the HPHA is working on. See handouts provided at the meeting.
20. Elevator repairs are under contract with KONE. They are building 2 at a time. Installation will begin around October 2009. It will be 2 years before all 6 are replaced. Management will inform tenants of the schedule for replacement. HPHA is asking people to help keep the elevator in good working condition.
21. Fire Alarm. Installation of the new fire alarm system has started at build A. (Pull stations and bells). Some work on the 17th floor. People are already tampering with the boxes (some were pushed in). We need help to monitor the system and help ourselves. There may be kids on certain floors playing with the equipment.

Management is warning residents that you will be referred for eviction if you are caught tampering with the fire alarm equipment.

Chad Taniguchi comment: The fire alarm system at Waimaha-Sunflower helped warn the tenant. We are asking the community to keep the system working because it is meant to protect families. We have good families at KPT/KH and we need to work together to keep the fire alarm system working.

22. Trash Chutes may be delayed because of the need for a building permit and additional drawings.
23. Solar/boilers were discussed earlier.
24. Water and Energy Conservation Contract. HPHA is working with a contractor who will look at all of the housing projects, and make recommendations on where and how we can save money on energy and water.
25. Tower B roof repairs. Construction should start in October 2009. There are no tenants living in the top floor because of the roof leak problems.
26. Mixed Income/Finance Project. Chad Taniguchi provided a summary of the HPHA's plans to pursue mixed finance redevelopment at KPT. See handout on mixed finance redevelopment.
27. Resident question: What is the total cost to fix KPT and Kuhio Homes?

Chad Taniguchi response: HPHA has different estimates.

- 1) Estimate from a developer \$220M or about \$250,000 per unit to repair
- 2) Estimate from PNA consultant \$165M or about \$215,000 per unit to repair

This is why HPHA is seeking a developer who can help finance the redevelopment of KPT. The HPHA does not receive enough funds on an annual basis to meet all of its repair needs.

28. Resident concern:
 - a. How will HPHA provide Section 8 (vouchers) for relocation, if the program is frozen?

HPHA response: We are about 2 years away from relocation. As people leave the program, HPHA would save those vouchers for families to relocate from KPT.

- b. Do you realize that landlords are not accepting section 8 vouchers?

HPHA response: HPHA has about 1,800 vouchers. Because of the economy landlords are more willing to accept section 8 vouchers. At least

the section 8 guarantees that a portion of the rent will be paid by the government.

- c. Did the person who did the study factor in that Hawaii has a high cost of living and that we are on a fixed income?

HPHA response: Residents will only pay 30% of their income (same as it is now). HPHA's goal is one-for-one replacement so that tenants can continue to afford to live at KPT.

29. Bonnie by Ahi Road. Concerned that her car had to get towed onto the property because it was broken. Her care was there for less than 5 minutes and the MA kept asking "who's car is this?" There are some good MAs and some not good. They need to respect the tenants and be fair too. There are people who park for 3-4 hours and she was only there for 5 minutes and got asked to move her car.

30. Resident concern: Why weren't the problems addressed back then? The elevators are still a problem. Hates walking up/down the stairs. When are we going to get the benefits?

Chad Taniguchi response: There are no guarantees that a developer and nonprofits can come up with the funds and a proposal that makes sense. HPHA is hopeful that this will happen. In the past, HPHA applied for HOPE VI for federal funds, but was not selected.

HPHA needs approximately \$30M a year for capital improvements. HPHA currently gets about \$18 M annually and that is not enough.

31. Resident question: What if the tenants don't agree with the redevelopment are you going to just proceed. And if we don't agree, how are you going to fund the repairs?

Chad Taniguchi response: In April 2009, the HPHA intends to issue an RFP for developers. We will ask developers to make presentations about the kinds of things that can be done at KPT. We feel it is in the community's best interest to support the redevelopment. We need \$30M a year and only get \$18M.

32. Resident question: Will we pay the same rent as we are now?

Chad Taniguchi response: Yes. If you live in public housing now, you will likely still qualify for public housing and your rent would be the same. We are hoping that you would have increased your income in 2 years and then you would still only pay 30% of your income. The additional units if built would help bring more revenue into the project and would be built to bring in tenants who are charged more based on their income.

33. Will HPHA be able to place you?

Chad Taniguchi response: Under the relocation program, tenants will be charged the same rent (30% of income).

34. Resident comment: Everyone works. But in this economy, do you think that the 30% we are paying is too much? Not sure if Congress made the rule, but today,, everyone is coming to low income housing. Rent is too much. We can ask President Obama to change the rules to 10% or 15% of income.

Chad Taniguchi response: The reality is that it costs HPHA about \$800/month per unit to operate one unit at KPT. The average rent is about \$368 / month. There are some people who pay \$0 and some who pay \$1,000 but the average rent is \$368. President Obama has done his part by making \$750 billion available (to State and Counties under the Reinvestment and Recovery Act).

The 30% is determined by HUD and is passed by Congress. The reality is that without the rent revenue, HUD could shut down the public housing program entirely. So, everyone needs to work hard, work together, and keep KPT and Kuhio Homes a good and clean community.

35. Thank you for your participation. Residents are encouraged to participate in their resident association and to attend future meetings on the mixed finance redevelopment project.